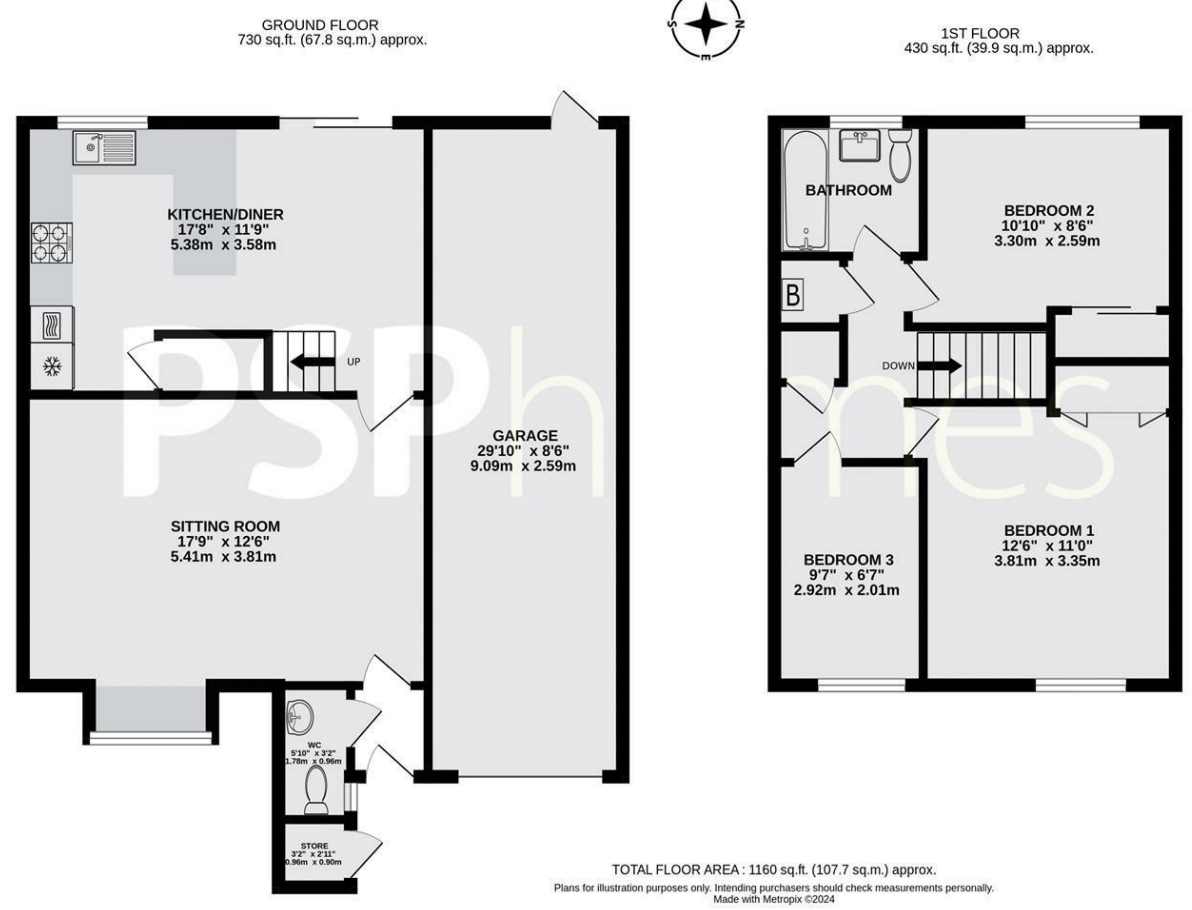




**40 Sergison Close, Haywards Heath, West Sussex, RH16 1HU**

**Guide Price £575,000 Freehold**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A	B	C	A	B	C
61-69	46-55	39-44	1-10	11-15	16-22
55-60	39-45	34-38	11-15	16-22	23-27
49-54	34-38	29-33	16-22	23-27	28-32
43-48	29-33	24-28	23-27	28-32	33-37
37-42	24-28	19-23	33-37	38-42	43-47
31-36	19-23	14-18	43-47	48-52	53-57
25-30	14-18	9-13	53-57	58-62	63-67
19-24	9-13	4-8	63-67	68-72	73-77
13-18	4-8	0-3	73-77	78-82	83-87
7-12	0-3	0-3	83-87	88-92	93-97
1-6	0-3	0-3	93-97	98-100	100-100



VIEWING BY APPOINTMENT WITH PSP HOMES  
3 Muster Green South, Haywards Heath, West Sussex, RH16 4AP. TELEPHONE 01444 416999

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



## 40 Sergison Close, Haywards Heath, West Sussex, RH16 1HU

Guide Price £575,000 - £600,000

What we like...

- \* Fantastic location close to station, town centre and highly regarded schools.
- \* Greatly improved home with stylish kitchen, bathroom and interiors.
- \* Superb 90ft west facing garden enjoys afternoon/evening sunshine
- \* Preferred layout with 18ft kitchen/diner across the rear onto the garden.
- \* Scope to extend/enlarge, if required

**Guide Price £575,000 - £600,000**

### The Home...

This fabulous link-detached home enjoys an incredibly desirable position on the ever popular Sergison Close on the favoured west side of Haywards Heath. The joy of this position is that you are within easy reach of the mainline station for commuting, in the catchment area for the reputable Harlands Primary and Warden Park secondary and close to beautiful open countryside – what is not to love?

Our clients have greatly improved the home and it is offered for sale as a truly “turn key” home with no work required.

The ground floor is arranged around two separate areas. To the front you have a really generous 18ft sitting room which overlooks the front. This inviting space is bathed in morning sunshine and the enjoys a tasteful, neutral colour palette with chic panelling.

Across the rear you have a superb kitchen/diner. This social space is great for entertaining and sliding doors open out on the west facing garden – perfect for “inside-outside” living during the summer months. The kitchen itself has been refitted with classic shaker-style cabinetry, brushed metal handles, breakfast bar peninsula and a range of integrated appliances including double oven, gas hob, fridge/freezer and dishwasher. There is a handy understairs cupboard and the room is flooded with afternoon sunshine as it is west facing.

The carpet runner creates a feature out of the staircase and there is also the essential downstairs loo.

On the first floor we have two good size double bedrooms, both with fitted wardrobes. The third bedroom is a single and is ideal as a child’s bedroom, study or nursery. Each bedroom is served by the super stylish family bathroom with its contemporary white suite, sleek subway tiling and bold geometric flooring.

The home has gas fired central heating, is fully double glazed and there is access to an Ultrafast broadband connection for those who work from home or like to stream. The recent redecoration is tasteful offering an incoming buyer a neutral canvas to make their own.

### Step Outside...

To the rear you’ll find the most fabulous 90ft, level, west facing garden. The block-paved patio is the perfect spot for al-fresco dining with friends and family and the level expanse of lawn and fully enclosed nature of the garden make it great for children to play securely. The deep raised beds are well stocked and add pops of colour and pretty planting. The wooded backdrop is delightful and rather rare to find in a town location such as this.

As the garden is such as good size there is plenty of space to extend to the rear, subject to any necessary consents.

The tandem length garage provides great storage and parking options, but also the opportunity to convert into additional living space, subject to any required permissions.

To the front is driveway parking and a small garden.



### The Location...

Sergison Close lies off Sergison Road on the favoured west side of Haywards Heath, ideally located for the mainline train station with its fast and regular commuter services to London (approx. 47 minutes to London Bridge/Victoria), Brighton (approx. 20 minutes) and Gatwick International Airport.

The town centre is just a short stroll and boasts an array of shops including The Orchards Shopping Centre with a Marks & Spencers and the excellent Hart Country Stores farm shop/delicatessen. The town has two superstores in the form of Waitrose and Sainsburys and both are within walking distance. If you want to walk the dog you have the 29 hectare Blunts Wood & Paiges Meadow nature reserve within easy reach.

### Schools

There are several highly regarded schools nearby and the house falls into the catchment area for the highly respected Harlands Primary School and Warden Park secondary in neighbouring Cuckfield. For Sixth Form, Haywards Heath College is a short walk off Harlands Road. In the private sector, there is an array of choice including Ardingly College, Hurstpierpoint College, Cumnor House, Great Walstead Preparatory and Handcross Park School.

Surrounding areas can be easily accessed via the A272 and A23(M), with the latter lying five miles west at Bolney/Warninglid. Further afield is the cosmopolitan city of Brighton and Hove (17 miles) with the world famous ‘Lanes’ for shopping, Palace Pier and seafront. For walkers, South Downs National Park is also within easy reach by car.

### The Specifics...

Tenure: Freehold  
Title Number: SX157844  
Local Authority: Mid Sussex District Council  
Council Tax Band: E  
Broadband: Ultrafast up to 1000 mbps download

We believe this information to be correct but recommend intending purchasers check details personally before exchange of contracts.

